

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

2018 OCT 15 PM 1:20

Ward 4
HPC

MONDAY, OCTOBER 22, 2018 AT 10:00 AM
COUNCIL CHAMBERS, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

NO. A-8420 (48th WARD) ORDINANCE REFERRED (9-20-18)

DOCUMENT NO. O2018-7766

Common Address 5201-5555 N Glenwood Ave; 1348 – 1476 W Foster Ave; 1415-1475 W Gregory St; 5532 -5550 N Glenwood Ave

Applicant Alderman Harry Osterman

Change Request RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RM-4.5 Residential Multi Unit District to RS3 Single Unit (Detached House) District

NO. A-8419 (11th WARD) ORDINANCE REFERRED (7-25-18)

DOCUMENT NO. O2018-6124

Common Address 216-224 W 31st St

Applicant Alderman Patrick Thompson

Change Request C1-3 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. A-8418 (2nd WARD) ORDINANCE REFERRED (7-25-18)

DOCUMENT NO. O2018-6077

Common Address 1669-1677 N Elston Ave

Applicant Alderman Brian Hopkins

Change Request M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

NO. 19776-T1 (47th WARD) ORDINANCE REFERRED (9-20-18)

DOCUMENT #O2018-6943

Common Address: 4048-50 N Hermitage Ave

Applicant: Lift Capitol LLC

Owner: Hermitage Partners LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM5.5 Residential Multi Unit District

Purpose: To permit the conversion of an existing vacant three and a half story warehouse building to a 12 unit residential building. 24 garage parking spaces will be provided. There are no changes proposed to the existing building setbacks. The building will remain 46 ft in height

NO. 19826 (47th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7757

Common Address: 4325-4343 N Ravenswood Ave

Applicant: Nevermore Ventures LLC

Owner: Nevermore Ventures LLC

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing District to C3-5 Commercial, Manufacturing and Employment District and C3-5 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The Applicant proposes to convert the two existing buildings 4325 and 4343 North Ravenswood Avenue to restaurant, venue and private club uses and to eliminate any required parking pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance

NO. 19783-T1 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6950

Common Address: 3839-41 N Clark St

Applicant: Clark Apartments LLC

Owner: Clark Apartments LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story all residential building, at the site. The proposed new building will contain a residential lobby and parking garage - at grade level, and twelve (12) dwelling units - above (Floors 2 thru 4). There will be an amenity room (i.e. 'gym'), for the exclusive use of the residents of the new building - on the 5th Floor. The new proposed building will be masonry and glass in construction and measure 55 feet-8 inches in height. Due to its close proximity to the CTA Elevated Train Station, the Applicant is proposing to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street parking for a total of eleven (11) vehicles, located onsite. Parking for nine (9) vehicles, as well as a bicycle storage room, will be located within the interior of the floor, with access off of Clark Street. Surface parking, for an additional two (2) vehicles will be located at the rear of the new building, with access off of the Public Alley.

NO. 19811-T1 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6988

Common Address: 901-915 W School St and 3264-3270 N Clark St

Applicant: 3264 Clark LLC

Owner: 3264 Clark LLC

Attorney: Law Offices of Samuel VP Bonks

Change Request: B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the surface parking lot located at 913 W. School St. with a new five-story residential building containing twenty-two (22) residential units (18 typical dwelling units and 4 efficiency units). The proposed building will measure 57 feet-5 inches in height and be masonry in construction. The proposed building will be supported by twelve (12) onsite parking spaces and sixteen (16) bicycle parking spaces. The Applicant is also proposing to convert one (1) retail unit located below the second floor of the existing mixed-use building at 3264-70 N. Clark St./901 W. School St. to a residential unit (30 residential units being increased to 31 residential units). The existing mixed-use building at 3264-70 N. Clark St./901 W. School St. will otherwise remain without change with respect to total floor area and building height. The subject property is located within 506 feet of the Belmont Ave. CTA Station and is therefore eligible as a Transit Oriented Development.

NO. 19812 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7329

Common Address: 922-924 W George St

Applicant: AG 922 W George Owner LLC

Owner: AG 922 W George Owner LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: RM5 Residential Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Existing 3 story 12 unit residential building with a height of 41'-4" and 10 existing parking spaces

NO. 19790 (43rd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6957

Common Address: 1963 N Halsted St

Applicant: Jeanine's Wine Bar LLC

Owner: 1963 Halsted LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change to permit the establishment of an outdoor patio, at grade level, at the front of the subject property, which will work in conjunction with an existing tavern (wine bar) located at 1961 N. Halsted.

NO. 19817 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7736

Common Address: 110 N Wacker Ave

Applicant: 110 N Wacker Titleholder LLC

Owner: 110 N Wacker Titleholder LLC

Attorney: John Gearable/ Chris Leach, Akerman LLP

Change Request: Waterway Business Planned Development No. 1369 to Waterway Business Planned Development No. 1369, as amended

Purpose: To increase the building FAR square footage by 50,000 sf. to allow the construction of a 55 story 820 foot tall office building with retail on the ground floor and up to 87 on-site parking spaces.

NO. 19819 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7749

Common Address: 353 W Grand Ave

Applicant: Onni Grand Limited Partnership

Owner: Applicant owns 353 W Grand, Sexton Condo Association owns easement parcel along south property line

Attorney: Ed Kus

Change Request: DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The proposed building will contain 356 dwelling units; 261 parking spaces; approximately 11,500 SF of ground-floor retail; with a building height of 452'.

NO. 19821 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7752

Common Address: 360 W Illinois Street

Applicant: The Sexton Condo Association

Owner: The Sexton Condo Association

Attorney: Ed Kus

Change Request: Planned Development No. 624 to DX-7 Downtown Mixed Use District and Planned Development No. 624 to Planned Development NO. 624, as amended

Purpose: Use of the property will remain the same. Subarea A will contain 240 dwelling units. Subarea B will contain 17 dwelling units.

NO. 19823 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7773

Common Address: 505-515 N State St

Applicant: BCSP 515 North State St LLC

Owner: Please see application for list of full owners

Attorney: DLA Piper

Change Request: Business Planned Development No. 790, as amended to Business Planned Development No. 790, as amended

Purpose: To add medical service as a permitted use

NO. 19824 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7754

Common Address: 45-75 W Illinois, 430-450 N Dearborn St, 46-76 W Hubbard St, 431-451 N Clark St

Applicant: EC 42 Developer LLC

Owner: Please see application for list of full owners

Attorney: John George/ Chris Leoch, Akerman LLP

Change Request: DX-7 Downtown Mixed Use District to a Commercial Planned Development

Purpose: Applicant proposes to construct a new state-of-the-art firehouse with office space for Fire Prevention Bureau, approximately 50 parking spaces, and a new commercial building with no more than 614,000 s.f. The maximum height of the new building will be 455 feet

NO. 19825 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7756

Common Address: 501-531 W Adams St. ; 200- 328 S Canal St; 506-530 W Van Buren St;
and 201-339 S Clinton St

Applicant: RC Union Station Development Co.

Owner: National Railroad Passenger Corp

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: Residential Business Planned Development NO. 376 and Business
Planned Development No. 506 to Residential Business Planned
Development No. 376, as amended

Purpose: The applicants seeks approval to construct a hotel addition onto
the existing union station headhouse up to 165' and a new 715' tall
office building located to the south, replacing the existing parking
garage. The plan also includes public open space as well as 100
bike parking stalls and 665 vehicular parking stalls

NO. 19827 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7759

Common Address: 197-301 N Harbor Dr. and 452-500 E Waterside Dr.

Applicant: Lakeshore East LLC and IJKL LLC

Owner: Lakeshare East LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: Residential Business Planned Development No. 70, as amended to
Residential Business Planned Development No. 70, as amended
2018

Purpose: To allow for revisions to Master Plan related to building heights,
roadway configurations and open space configurations

NO. 19780 (40th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6947

Common Address: 5124 N Claremont; 2341 W Winona St

Applicant: Vincent Blume Trust

Owner: Vincent Blume Trust

Attorney: John Tully Jr.

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-
Unit District

Purpose: No change from current use, three residential units (2 in front of
building, 1 in coach house; no parking spaces; no commercial
space; zoning height of south dormer addition is 34'10", no
construction work to rear building

NO. 19788 (40th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6955

Common Address: 5652 N Ashland Ave

Applicant: 5652 N Ashland LLC

Owner: 5652 N Ashland LLC

Attorney: Law Offices of Samuel VP Bonks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicant is seeking a zoning change to permit a new proposed four story four unit residential building. The new building will measure 46 feet 10 inches in height, and will be supported by 4 onsite garage parking spaces

NO. 19800-T1 (40th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6977

Common Address: 5013-35 N Lincoln Ave

Applicant: Zivkovic Family Holdings LLC

Owner: KMA Properties One LLC

Attorney: Tyler Manic

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, the current 1 story commercial building will be demolished to allow the subdivision of the zoning lot into 2 zoning lots. Each lot will contain a 3 1/2 story, 12 dwelling unit building. Each building will be 47 feet 6 inches tall. 17 parking spaces will serve one building and 21 parking spaces will serve the other.

NO. 19793 (39th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6960

Common Address: 4428 N Elston Ave

Applicant: 4428 Elston LLC

Owner: 4428 Elston LLC

Attorney: Zubin Kammula

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: No dwelling units. No parking provided on-site. Total lot size is approx. 6,250 sq.ft. the height of the building is approximately 19.1 feet. No changes to the building other than remodeling the interior

NO. 19807 (39th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6984

Common Address: 6308 N Central Ave

Applicant: Central Real Estate Inc.

Owner: Central Real Estate Inc.

Attorney: Paul Kolpak

Change Request: RS2 Single-Unit (Detached House) District to B3-1Community Shopping District

Purpose: to remodel existing gas station. No dwelling units; 1,500 square feet of commercial, single story. There will be 4 parking spaces.

NO. 19818 (37th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7740

Common Address: 1830-64 N LeClaire Ave

Applicant: By the Hand Club for kids

Owner: Grace and Peace Fellowship

Attorney: Graham Grady

Change Request: Institutional Planned Development #1150 to Institutional Planned Development #1150, as amended

Purpose: The southern portion of the property (1830-48 North LeClaire/Subarea B) will be improved with a new 3-story building, containing approximately 84,500 sq ft, which will operate as the Moving Everest charter school (K-8), and thirty-six (36) on-site parking spaces. The proposed height of the school building is 45 feet. The northern portion of the property (1850-64 North LeClaire/Subarea A) will remain improved with the existing 3-story building which operates as the Grace and Peace Fellowship

NO. 19813 (35th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7451

Common Address: 3325 N Central Park Ave

Applicant: Seleen Zambrano

Owner: Seleen Zambrano

Attorney: Ximena Castro

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property is currently improved with a two-story residential building with two residential dwelling units and a detached garage. The Applicant proposes to rezone the property to authorize a third residential dwelling unit and will provide a third parking space onsite.

NO. 19773-T1 (32nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6940

Common Address: 2313 and 2315 W Montana Street

Applicant: BMUK GRP LLC 2313-15 Montana LLC

Owner: BMUK GRP LLC 2313-15 Montana LLC

Attorney: Law Office of Mark J Kupiec

Change Request: M1-2 Limited Manufacturing District to B2-2 Neighborhood Mixed Use District

Purpose: Existing single family house will be rehabbed, with a new 2 story rear addition with a total height of 28 feet; and a new two story single family house will be built at 2315 W Montana with a height of 28 feet and 7 inches; each house will have 2 parking spaces

NO. 19804-T1(32nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6981

Common Address: 2341-47 N Elston Ave

Applicant: 2343-47 N Elston Ave LLC

Owner: 2343-47 N Elston Ave LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M3-3 Heavy Industry District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject site. The proposed new building will contain a total of nine (9) dwelling units - located between the basement and 4th Floors. There will be an attached one-story garage, with onsite parking for nine (9) vehicles - located at the rear of the property, with access off of the Public Alley. The proposed building will be masonry, glass and steel in construction and measure 45 feet-0 inches in height

NO. 19774-T1 (31st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6941

Common Address: 2738 N Laramie Ave

Applicant: Greenbluff LLC

Owner: Greenbluff LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The existing three-story (with basement) mixed-use building presently contains three (3) commercial units - at grade level, and thirteen (13) dwelling units - above. The existing building - therefore, is non-conforming, under the current Zoning Ordinance. The existing commercial units have been vacant for many years. As such, the Applicant is seeking a zoning change in order to convert the three (3) existing commercial units into dwelling units and to establish one (1) additional dwelling unit within the basement - for the establishment of a total of seventeen (17) dwelling units, within the existing building, at the subject site: As part of the conversion plan, the Applicant will be razng the existing three-car garage and locating a total of eight (8) off-street surface parking spaces, at the rear of the property, with access off of the Public Alley. The existing building is masonry and frame in construction and measures 29 feet-6 inches (approx.) in height. No physical expansion of the existing building is intended or required.

NO. 19782-T1 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6949

Common Address: 3236-3242 N Keeler

Applicant: 3236-3242 N Keeler LLC

Owner: 3236-3242 N Keeler LLC

Attorney: Warren Silver

Change Request: RS3 Single Unit (Detached House) District to RM5.5 Residential Multi-Unit District

Purpose: The property is a two story (with basement) residential multi-unit building, 26'10" in height, containing eight legal non-conforming dwelling units and two additional dwelling units that were added without a permit prior to the applicants acquisition of the property. There currently are no parking spaces and none will be added

NO. 19786-T1 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6953

Common Address: 3734 W Diversey Ave

Applicant: Tri Rentals Today LLC – Series Diversey

Owner: Tri Rentals Today LLC – Series Diversey

Attorney: Tyler Manic

Change Request: RM5 Residential Multi Unit District to RM5 Residential Multi Unit District

Purpose: After rezoning the property will contain 8 dwelling units. The height of the building will remain 32'3" 4 parking spaces will be provided

NO. 19803 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6980

Common Address: 3329-35 N Avers Ave

Applicant: Michael Navarrete

Owner: Michael Navarrete

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a new three-story (with basement) residential building. The existing two-story residential building and two (2) garages will be razed. The proposed building will contain six (6) residential units. The new building will have six (6) onsite, surface parking spaces located at the rear of the subject lot. The new building will be masonry in construction, and measure 30 feet-7 inches in height.

NO. 19808-T1 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6985

Common Address: 3124 N Central Park Ave

Applicant: Vasile Dohotariu

Owner: Vasile Dohotariu

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Applicant seeks to build a 3-story, 3 dwelling unit building 38.0' feet in height with three parking spaces.

NO. 19778 (29th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6945

Common Address: 1644 N Mayfield Ave

Applicant: Channell Whitaker

Owner: Chonnel Whitaker

Attorney: Raphael Strzelecki

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert the existing building from a two flat to three dwelling units. Existing two story building; existing 2 car garage; no commercial use

NO. 19784 (29th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6951

Common Address: 7172 W Grand Ave

Applicant: Dream City Tattoos LLC

Owner: GM Mantclore LLC

Attorney: Pericles Abbasi

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: After the Rezoning, the applicant will move its tattoo and piercing business from its current location at 2376 N. Neva to the approx 2,250 sq.ft. 1st floor commercial storefront unit of the subject property. There will remain 1 dwelling unit on the 2nd floor of the property & 2 rear parking spaces. No changes will be made to the structure of the existing 2-story building

NO. 19810 (29th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6987

Common Address: 911 N Menard Ave

Applicant: Prateek Datt

Owner: Prateek Datt

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached Hause) District to RT4 Residential Twa-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a Zoning Change to permit the FAR required for a proposed rear addition to the existing two-unit residential building. The existing building height will remain without chonge.

NO. 19794-T1 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6961

Common Address: 1246 W Chicago Ave

Applicant: SZP-1246 W Chicogo Ave LLC

Owner: SZP-1246 W Chicago Ave LLC

Attorney: Low Ofcices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighbohaod Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation of the existing two-and-a-half-story non-conforming building, at the subject site. The proposed renovation plan calls for the conversion of the existing grade level commercial space into a dwelling unit, as well as the build-out of the 3rd Floor dormer (attic) into a dwelling unit - for the establishment of five (5) dwelling units, within the existing building. The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station - as such, the Applicant is seeking to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. The newly renovated building, therefore, will provide off-street surface parking for a total of three (3) vehicles, at the rear of the lot. The existing building, with its proposed improvements, is and will be frame and brick in construction and will measure 37 feet-3 inches in height

NO. 19795 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6962

Common Address: 1001 N Lawndale Ave and 3654 W Augusta Blvd

Applicant: Try Again LLC

Owner: Try Again LLC

Attorney: Law Ofcices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing two-story mixed-use building presently contains one (1) commercial unit and five (5) dwelling units. The existing building is non-conforming, under the current Zoning Ordinance. The existing commercial unit, which is located on the Floor, has been vacant for many years. The Applicant is seeking a zoning change in order to convert the existing commercial unit into a dwelling unit - for the establishment of a total of six (6) dwelling units, within the existing building. There is and will remain secured off-street parking for three (3) vehicles, in on attached garage, at the site. The existing building is masonry and frame in construction and measures less than 35 feet-0 inches in height. No physical expansion of or to the existing building is intended or required

NO. 19806-T1 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6983

Common Address: 3118 W Lake St

Applicant: Evan Tyler

Owner: Even Tyler

Attorney:

Change Request: M1-3 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Existing Residential Two-flat; 0 parking spaces ; no commercial space ; existing structure is 30' tall

NO. 19816 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7612

Common Address: 303 W Division/ 1140 N Wells/ 202 West Hill

Applicant: Onni Atrium Apartments Limited Partnership

Owner: Onni Atrium Apartments Limited Partnership

Attorney: Edward Kus

Change Request: Planned Development No. 136 to DX-5 Downtown Mixed Use District and then DX-5 Downtown Mixed Use District to Planned Development No. 136, as amended

Purpose: The development when completed will contain 1,500 units within 3 high-rise towers and one mid-rise building. There will be approximately 1,000 parking spaces. There will be 75,000 SF of office space, with ground-floor commercial. New phase III tower will be 450'.

NO. 19820 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7750

Common Address: 200-08 W Chicago Ave; 800-20 N Wells St. 201-09 W Institute Place

Applicant: 808 N Wells St Devco LLC

Owner: Smithfield Chicago Wells LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development No. 1303 to DX-7 Downtown Mixed Use District and then DX-7 Downtown Mixed Use District to Residential Business Planned Development No. 1303, as amended

Purpose: The Applicant proposes to construct a new, seventeen-story, mixed-use building with approximately 6,300 square feet of ground floor commercial space, 297 residential units, 16 automobile parking spaces, Pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 297 bicycle parking spaces, and two loading berths. The proposed height of the building is 210 feet.

NO. 19822 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7770

Common Address: 1230 W Washington Blvd.

Applicant: 1230 W Washington LLC

Owner: 1230 W Washington LLC

Attorney: DLA Piper

Change Request: C1-3 Neighborhood Commercial District to DX-3 Downtown Mixed-Use District and DX3 to a Business Planned Development

Purpose: The Applicant proposes to construct a new, seventeen-story, mixed-use building with approximately 6,300 square feet of ground floor commercial space, 297 residential units, 16 automobile parking spaces, Pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 297 bicycle parking spaces, and two loading berths. The proposed height of the building is 210 feet.

NO. 19775 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6942

Common Address: 1351 N Artesian Ave

Applicant: W Artesian Inc

Owner: Anna Klarner

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; within the max height of 45 feet

NO. 19814 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7482

Common Address: 859 N Richmond St

Applicant: Roger Carvajal

Owner: Roger Carvajal

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unif (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unif District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a third residential unit within the existing multi-unit residential building located at the subject property. The existing two-story building will otherwise remain without change. Three (3) onsite parking spaces will be located at the rear of the lot.

NO. 19815 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7500

Common Address: 855 N Richmond St

Applicant: Roger Carvajal

Owner: Roger Carvajal

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a third residential unit within the existing multi-unit residential building located at the subject property. The existing two-story building will otherwise remain without change. Three (3) onsite parking space will be located at the rear of the lot

NO. 19802 (25th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6979

Common Address: 229 W 22nd Place

Applicant: Yick Yeung Chiu

Owner: Yick Yeung Chiu

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 sq.ft. commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

NO. 19805 (25th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6982

Common Address: 255 W 22nd PL

Applicant: Conrad Liu

Owner: Conrod Liu

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 square feet commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

NO. 19828-t1 (11th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7774

Common Address: 2801-2807 S Halsted St.; 739-747 W 28th St

Applicant: CA Pioneer Holding LLC

Owner: CA Pioneer Holding LLC

Attorney: Amy Degnon

Change Request: B1-5 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To allow development of a 30 unit, 4 story, 47' in height, residential with 1,225 square feet of commercial space, 20 auto parking spaces and 30 bicycle parking spaces.

NO. 19787 (9th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6954

Common Address: 514-516 E 95th St

Applicant: 514 E 95th St LLC

Owner: 514 E 95th St LLC

Attorney: Tyler Monic

Change Request: RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: After the Rezoning, the building will be used as an office space. It will remain 18 feet 6 inches tall and will contain 3,262.5 sq.ft. of commercial space 10 parking spaces will be provided. There will be no changes to the exterior of the building

NO. 19785-T1 (5th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6952

Common Address: 1534-44 E 68th St

Applicant: 1534-44 E 68th St LLC

Owner: 1534-44 E 68th St LLC, Stoney Group LLC

Attorney: DLA Piper

Change Request: RM5 Residential Multi Unit District to B3-3 Community Shopping District

Purpose: The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District to the B3-3 Community Shopping District in order to permit the establishment and operation of a commercial kitchen within the accessory structure located at the Property. The principal structure is 33 feet in height and contains 6 dwelling units. The Property will contain a total of 9,980 square feet of commercial space and will be served by 12 parking spaces

NO. 19779 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6946

Common Address: 1424-28 E 53rd St; 5223-44 S Blackstone Ave

Applicant: 5228 S Blackstone LLC

Owner: 5228 S Blackstone LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RM5 Residential Multi Unit District and B1-3 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To correct a split zoning district and to convert the existing commercial building into a mixed use building with commercial units on the ground floor and 24 dwelling units on the upper floors

NO. 19781 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6948

Common Address: 646-50 E 43rd St

Applicant: Sherry Spellers

Owner: Sherry Spellers

Attorney:

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: No residential. No on-site parking. 1 story commercial building existing with 2 space beauty salon and 2 vacant store fronts. No exterior changes 2975.4 sq.ft. of commercial space

NO. 19797 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6974

Common Address: 700-12 East 41st St

Applicant: Red Von Construction

Owner: Red Von Construction

Attorney: Low Office of Mark J Kupiec

Change Request: C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

Purpose: To build 7 new townhouses, 13 parking spaces, no commercial space; 2 story, Height: 36 feet

NO. 19792 (2nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6959

Common Address: 1613-17 W Beach Ave

Applicant: 1613-17 W Beach LLC

Owner: 1613-17 W Beach LLC

Attorney: Low Office of Mark J Kupiec

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To build a new 4 story, 4 dwelling unit residential building; 4 parking spaces, no commercial space; within the max height of 47 feet

NO. 19798-T1 (2nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6975

Common Address: 1321 W Wrightwood Ave

Applicant: Eirpol LLC

Owner: The estate of James Buszisz

Attorney: Daniel Lauer

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To construct a three dwelling unit building with a basement and a partial fourth floor

NO. 19772-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6939

Common Address: 1347 W Grand Ave

Applicant: Vincent Charles Pagone and Carol Ann Pagone

Owner: Vincent Charles Pagone and Carol Ann Pagone

Attorney: Michael Ezgur

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To construct a four story mixed use residential building with parking

NO. 19796 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6963

Common Address: 1343 N Western Ave

Applicant: MF Group LLC

Owner: MF Group LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C2-2 Motor Vehicle Related District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, of the subject property. The new proposed building will contain commercial/retail space (1,300 square feet approx.) - at grade level, and three (3) dwelling units - above (one unit on each the 2nd thru 4th Floors). There will be onsite surface parking for three (3) vehicles, located at the rear of the property. The new building will be masonry in construction and measure 45 feet-6 inches in height.

NO. 19799-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6976

Common Address: 1818 N Sawyer Ave

Applicant: 1818 Sawyer LLC

Owner: 1818 Sawyer LLC

Attorney: Daniel Lauer

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To construct a three story, four unit building

NO. 19777-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6944

Common Address: 1734 N California

Applicant: Ascher LLC

Owner: Ascher LLC

Attorney: Rolando Acosto

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to demolish the existing improvements and construct a 4 story residential building, 50.0 ft. tall containing three residential dwelling units with three offstreet parking spaces.

NO. 19801(1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6978

Common Address: 1234 W Ohio St

Applicant: DB Development Inc

Owner: DB Development Inc

Attorney: Alfred Quijano

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Plot, Townhouse and Multi-Unit District

Purpose: 3 unit condominium structure with 3 parking spaces and the height of 37 feet

NO. 19809-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6986

Common Address: 1700-1714 N Western Ave

Applicant: Oasis of Bucktown LLC

Owner: Oasis of Bucktown LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with 6th floor penthouse) mixed-use building, at the subject site. The existing structures will be razed. The new proposed building will contain commercial/retail space (5,724 square feet) - at grade level, and a sixty (60) dwelling units - above (2nd thru 5th floors). There will be a communal 'lounge' (penthouse) and two (2) outdoor decks, for the residents of the building - located on the roof (6th floor). The subject property is located less than 1,320 linear feet from the entrance to the Western CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of twenty-six (26) vehicles, located within the floor of the building, with access off of the Public Alley (west). The new building will be masonry in construction and measure 78 feet-8 inches in height (6th floor penthouse).